

APR 3 2015



# Community Development Department

## Planning Application

BY: \_\_\_\_\_

Case # 21-28-2015  
 Board PC  
 Mtg. Date 05/04/2015

Project Information	Site Address <u>7444 New Albany Condit Road, New Albany, Ohio 43054-9730</u>																																																												
	Parcel Numbers <u>222-001944</u>																																																												
	Acres <u>5.001 +/-</u> # of lots created _____																																																												
Contacts	<table border="1"> <thead> <tr> <th>Choose Application Type</th> <th colspan="4">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td>Text Modification</td> <td></td> <td></td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input checked="" type="checkbox"/> Zoning	Amendment (rezoning)	Text Modification		
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Description of Request: <u>Request to rezone 5.001 +/- acres to an I-PUD designation with uses and development standards contained in the attached Zoning Text.</u>																																																													
Property Owner's Name: <u>Patricia McNerney, SU-TR</u>																																																													
Address: <u>7444 New Albany Condit Road</u>																																																													
City, State, Zip: <u>New Albany, Ohio 43054-9730</u>																																																													
Phone number: _____ Fax: _____																																																													
Email: _____																																																													
Applicant's Name: <u>Canine Companions for Independence</u>																																																													
Address: <u>c/o Joseph Parrish, Parrish Equities, 1964 Jewett Road</u>																																																													
City, State, Zip: <u>Powell, Ohio 43065</u>																																																													
Phone number: <u>614.361.1871</u> Fax: <u>614.754.5236</u>																																																													
Email: <u>jparish@parrishequities.com</u>																																																													
Signature	<p>Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.</p>																																																												
	<p>Signature of Owner <u>Patricia McNerney, SU-TR</u> Date: <u>3/27/2015</u></p> <p>Signature of Applicant <u>Aaron L. Underhill, Esq.</u> Date: <u>4/2/15</u></p> <p>By: Aaron L. Underhill, Esq., Attorney for Applicant</p>																																																												

APR 14 2015

**SOUDER EAST**  
**OFFICE, RESEARCH, & INFORMATION DISTRICT EXPANSION** **BY: SUBAREA 6**

**Information concerning specific Code requirements for  
rezoning submittal by Canine Companions for Independence, Inc.**

The applicant, Canine Companies for Independence, Inc., is a not-for-profit corporation providing highly skilled assistance dogs to individuals with disabilities. It has operated for the past 40 years and provides four kinds of assistance dogs: (1) Service dogs, performing daily tasks such as turning on light switches and opening doors for adults with physical disabilities; (2) Hearing dogs, providing assistance to the hearing impaired, (3) Skilled companions, serving the needs of children with physical disabilities and children and adults with cognitive disabilities, and (4) Facility dogs, which assist professionals that directly serve people with disabilities.

The property that is the subject of this zoning application will be part of a larger property that also includes Subarea 4 of the Souder East Office, Research & Information District. Together, these properties will be developed and operated with a training facility that allows individuals to be trained to work with the service dogs provided by the applicant. Individuals will remain on the site for several days to receive instruction on integrating their service dog into their lives. The facility will be a low-impact use. More information on the applicant can be found at [www.cci.org](http://www.cci.org).

Per C.O. 1111.03(g), a statement as to how the proposed zoning amendment will impact adjacent and proximate properties.

Response: The proposed zoning amendment will have little impact on adjacent properties. To the east of the subject property is Subarea 4 of the Souder East Office, Research & Information District. Subarea 4 is in contract to be purchased by the applicant, so Subareas 4 and 6 will be integrated as part of a single development. Properties to the north of, south of, and adjacent to proposed Subarea 6 currently contain single-family residences. There will be little impact to these properties. The property that is the subject of this application has a narrow neck extending to State Route 605 to provide vehicular access to that public street via a private drive. This portion of the property will continue to be used for this purpose, and the nature of the proposed use will not produce significant traffic. This use is also best-served by having buildings and training areas located to the rear of the subject property and within Subarea 4. Therefore, in addition to the construction and use of the aforementioned private drive, the most likely use of a majority of the acreage within Subarea 6 will be green space and walking trails, providing little or no impact on neighboring properties.

Per C.O. 1111.03(i), any deed restrictions, easements, covenants and encumbrances to be imposed to control the use, development and maintenance of the area to be rezoned.

Response: There are no such deed restrictions, easements, covenants, and/or encumbrances anticipated at this time. It is possible that in the future a cross access easement could be recorded to provide vehicular access across Subarea 6 between State Route 605 and Subarea 4.

Per C.O. 1159.07(b)(2)(F) The schedule of site development, construction of structures and associated facilities. Such schedule shall include the proposed use or reuse of existing features such as topography, streets, easements and natural areas.

Response: Development of the site will occur concurrently with Subarea 4 of the Souder East Office, Research & Information District. Prior to commencing construction on the project, the applicant will be required to obtain approval of a final development plan from the City's Planning Commission. The final

development plan application is anticipated to be filed in the next 6-12 months. Development of the site will begin following the approval of the final development plan. The site has relatively few natural features. The preservation of natural features shall be determined as part of the final development plan.

Per C.O. 1159.07(b)(2)(J) Verification that an application, if required, has been submitted to the Ohio Environmental Protection Agency in compliance with Section 401 of the Clean Water Act in which anyone who wishes to discharge dredged or fill material into waters of the United States must obtain a Water Quality Certification Permit from the Ohio Environmental Protection Agency. In the case of an isolated wetland either a general state or individual state isolated wetland permit must be obtained from the Ohio Environmental Protection Agency (Sections 6111.021. - 6111.024 of House Bill 231).

Response: No such application is required with respect to this property.

Per C.O. 1159.07(b)(2)(K) Verification that an application, if required, has been submitted to the U.S. Army Corps of Engineers, in compliance with Section 404 of the Clean Water Act in which anyone who wishes to discharge dredged or fill material into waters of the United States must obtain either a nationwide or individual permit from the U.S. Army Corps of Engineers.

Response: No such application is required with respect to this property.

RECEIVED

APR 14 2015

BY: \_\_\_\_\_



# UNDERHILL YAROSS

www.underhillyaross.com

Attorneys and Counselors at Law

Aaron L. Underhill  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054  
www.underhillyaross.com

Direct Dial: 614.335.9321  
aaron@underhillyaross.com

April 14, 2015

RECEIVED

APR 14 2015

Ms. Adrienne Joly  
Deputy Director of Development  
City of New Albany  
99 W. Main Street  
New Albany, Ohio 43054

BY: \_\_\_\_\_

**RE: School Impact of Zoning of 5.001+/- Acres for Canine Companions for Independence, Inc.**

Dear Adrienne:

Canine Companions for Independence, Inc. owns certain real property (the "Property") located at 7444 New Albany-Condit Road in the City of New Albany. This letter accompanies an application to rezone the Property into the City's OCD, Office Campus District classification. The application, once approved, will allow for the development of uses permitted within the OCD zoning classification pursuant to the City's Codified Ordinances, subject to certain use limitations as described in a zoning text that has been filed with the application. The purpose of this letter is to analyze the impact of this zoning on the New Albany Plain Local School District.

The site is presently zoned AG, Agricultural, and permits the development of one residential unit, which currently exists. In general terms, the rezoning will allow for the development of the property with non-residential uses and will provide for the eventual demolition of one home in which schoolchildren could reside. This zoning will add significant value to the land and will provide the means to provide additional value by way of improvements.

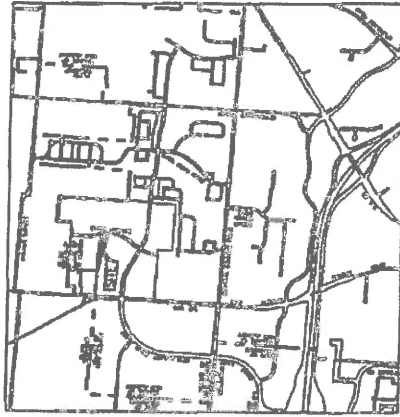
The applicant is pleased to bring forth this application and looks forward to working with the City. Please let me know if you have any questions.

Sincerely,

Aaron L. Underhill  
Attorney for the Applicant

alu

SUBAREA MAP  
 4-14-2015  
 SOUDER EAST OFFICE, RESEARCH + INFORMATION DISTRICT



NOTE: The information has been made for the purpose of this report. It is to be used for planning purposes only. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

PC 10/10/10  
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 BY: AU5 82008

RECEIVED  
 OFFICE OF RESEARCH & INFORMATION DISTRICT  
 RESEARCH PLAN  
 10/10/10

APR 14 2015

BY: \_\_\_\_\_

**SOUDER EAST  
OFFICE, RESEARCH, & INFORMATION DISTRICT EXPANSION (SUBAREA 6)  
INFILL PLANNED UNIT DEVELOPMENT (I-PUD)**

**April 3, 2015**

**I. SUMMARY:**

A. Introduction: The Souder East Office, Research, & Information District (the “2008 District”) was created in 2008. That zoning district consists of five separate subareas. This zoning text seeks to create a new subarea as an expansion of the 2008 District.

B. Description of New Subarea: This zoning text provides for the creation of “Subarea 6,” consisting of 5.001 +/- acres generally located to the northeast of the intersection of State Route 605 and Schleppi Road. Subarea 6 is intended to provide for the expansion of the 2008 District and to provide zoning standards for this property which are similar to those which apply to Subarea 4 of the Original District on the date of this text, but with additional use restrictions.

**II. SUBAREA 6:**

A. Zoning District: I-PUD, Planned Unit Development

B. Permitted Uses:

1. The permitted and conditional uses contained in the Codified Ordinances of the Village of New Albany, OCD Office Campus District, Section 1144.02 and Section 1144.03(b) and (c) (as these sections exist on the date that this text is approved), provided that the conditional uses are approved in accordance with Chapter 1115, Conditional Uses. A training facility can include standalone buildings for specific functions of the training provided on-site, when the buildings are organized into a unified campus that is operated by a single organization/user. A structure that houses dogs for training purposes as part of the larger training facility can be an accessory use when it is part of a unified campus that is operated by a single organization/user. Storage facilities shall not be permitted as a stand-alone use in this subarea, but shall be allowed as accessory structures to a permitted use.
2. Uses that are similar to a permitted use in this subarea but may not fall directly under a permitted use category, in accordance with Section 1127.02(e) of the Codified Ordinances.

C. Development Standards: Unless otherwise specified in the submitted drawings or in this written text, the development standards of Title Five of the Codified Ordinances of the City of New Albany shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the development.

D. Lot and Setback Commitments:

1. State Route 605; Western Boundary: The minimum pavement setback shall be 55 feet and the minimum building setback shall be 80 feet from the State Route 605 right-of-way. There shall be a minimum building and pavement setback of 50 feet from all portions of the western boundary of Subarea 4 that do not have frontage on State Route 605.
2. Other Boundaries: There shall be a minimum building and pavement setback of 25 feet from the northern, southern, and eastern perimeter boundaries of this subarea.
3. Elimination of Setbacks: In the event that a parcel located within this subarea and an adjacent parcel located outside of this subarea (a) come under common ownership or control, (b) are zoned to allow compatible non-residential uses, and (c) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text shall no longer apply with respect to these parcels.
4. Other Setbacks: There shall be a minimum pavement and building setback of 5 feet from the right-of-way or edge of pavement of all internal public or private streets in this subarea.
5. Lot Coverage: There shall be a maximum lot coverage (as that term is defined in the Codified Ordinances) of 70% in this subarea.

E. Architectural Standards:

1. Building Height: The maximum building height for structures shall not exceed 45 feet. Architectural elements such as monitors, chimneys, parapets and cupolas may exceed this height limitation.
2. Service and Loading Areas: Service areas and loading docks shall be screened from public rights-of-way.
3. Building Design:
  - a. Building designs shall not mix architectural elements or ornamentation from different styles.
  - b. Buildings shall be required to employ a comparable use of materials on all elevations.
  - c. The number, location, spacing, and shapes of windows and door openings shall impart a sense of human scale. This standard shall not be applicable to buildings that do not contain offices as their primary use. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

- d. All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other.
- e. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.
- f. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact.
- g. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged.

4. Building Form:

- a. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
- b. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

5. Materials:

- a. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces unless otherwise approved by the Planning Commission. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent). The use of mirrored or reflective glass is prohibited.
- b. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring an exterior finished entirely of glass are not permitted. Poured concrete exterior walls are prohibited.
- c. Generally, the quantity of materials selected for a building shall be minimized. A single material selection for the independent building components of roof, wall and



accents (i.e., Architectural Grade shingle roof with Brick Masonry wall and EIFS Cornice and Accents).

d. Service areas and loading docks are not required to have the same degree of finish as a main entry.

F. Access, Parking, Site Circulation, and Traffic Commitments:

1. Road widths and right-of-ways:

a. The right-of-way for State Route 605 shall be 80 feet. Prior to receiving a building permit for development within this subarea, the property owner will dedicate right-of-way to the City to meet this requirement, if necessary.

b. Souder Road shall be extended to the northern boundary of this subarea when development first occurs in either Subarea 3 or Subarea 4. The pavement width for Souder Road shall be 28 feet, and the right-of-way shall be 50 feet.

2. The developer shall work with the City Engineer to determine the appropriate timing and phasing of all required street improvements.

3. One full service curbcut shall be allowed on State Route 605 if Subarea 6 is developed independently of Subarea 4 of the 2008 District (as such term is defined above). If this Subarea 6 is developed as part of a comprehensive plan to develop it along with Subarea 4, then one right-in, right-out access point shall be permitted on State Route 605 in Subarea 6. The locations of these curbcuts and any additional curbcuts shall be determined and approved at the time of final development plan.

4. Parking and loading spaces shall be provided for each use as per Section 1167 of the Codified Ordinances of the City of New Albany.

G. Buffering, Landscaping, Open Space, and Screening:

1. Temporary Fences: Snow fences shall be used as temporary barriers during construction around vegetation. All temporary fences must be removed prior to the issuance of a certificate of occupancy.

2. State Route 605 Landscape Treatment: A landscape treatment consisting of an average of 11 trees and 10 deciduous shrubs per 100 lineal feet of road frontage shall be installed and maintained in the 55-foot scenic setback along State Route 605, in general conformance with the exhibit labeled "Landscape Plan – SR 605," that was approved as part of the 2008 District (as such term is defined above).

H. Lighting:

1. All parking lot and private street lighting shall be cut-off type fixtures and down cast.
2. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide.
3. All street lights and light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed 30 feet in height.
4. Parking lot lighting shall be “shoebox” type light fixtures, from a controlled source in order to minimize light spilling beyond the boundaries of the site.
5. Landscape uplighting from a concealed source shall be permitted. All uplighting fixtures must be screened by landscaping.
6. No permanent colored lights or neon lights shall be used on the exterior of any building.
7. Flood lighting of buildings or landscaping is prohibited, except in areas required for employee security.
8. All other lighting on the site shall be in accordance with City Code.

**I. Signage:**

1. All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany, unless otherwise stated below.
2. All ground mounted signage shall be externally illuminated from a concealed source.
3. Backlighting of individual letters on wall-mounted signage shall be permitted. Internally illuminated wall mounted and ground supported signage shall be prohibited.
4. A signage and graphics plan shall be presented for review and approval by the Planning Commission at the time of final development plan. Signage and graphics shall be in accordance with that which is approved as a part of the final development plan.

**J. Final Development Plan:** Any requirement in the Codified Ordinances to file a final development plan within a specified period of time after the approval of a preliminary development plan shall be inapplicable to this subarea.

**III. MISCELLANEOUS:**

**A. Utilities:** All utility lines including water supply, sanitary water service, electricity, telephone and gas, and their connections or feeder line shall be placed underground. To the extent possible, utility line placement shall be sensitive to existing vegetation.

B. Architecture: The PUD portions of this zoning district contain comprehensive standards relating to architecture in those subareas. To the extent that any architectural standards of the City of New Albany are more restrictive than those found in this text, then such City standards shall be inapplicable to this zoning district.

C. General Matters:

1. Conditional Uses: Any person owning or having an interest in property may file an application to use such property for one or more of the conditional uses provided for by the New Albany Zoning Code in the zoning district listed in the Permitted Use section of this text. Applications for conditional uses shall follow the procedure and comply with the requirements of Chapter 1115, Conditional Uses, of the Codified Ordinances of the City of New Albany.

2. Appeals and Variances:

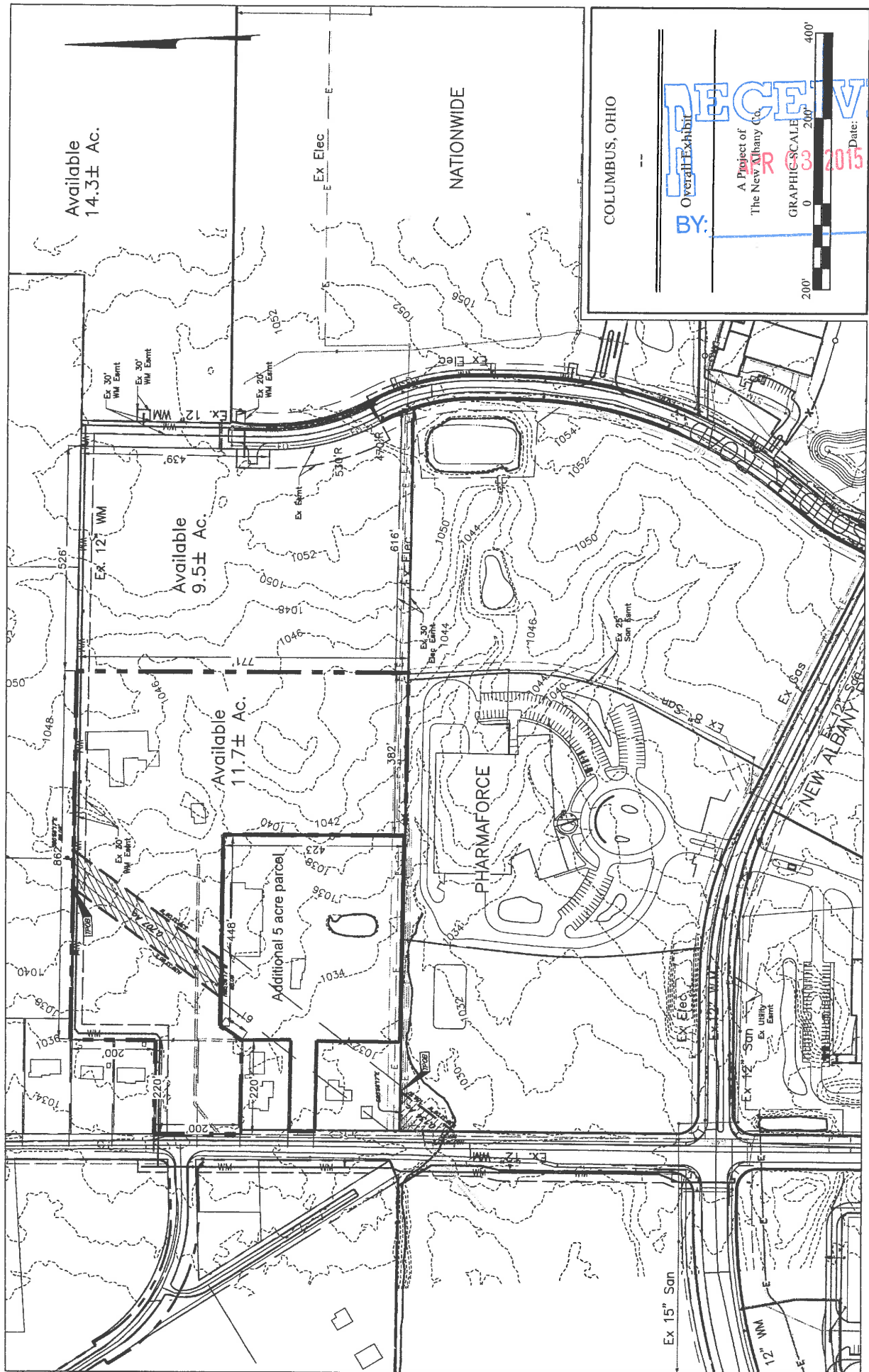
a. Appeals:

i. Taking of Appeals: Appeals to the Board of Zoning Appeals concerning interpretation or administration of the text or the underlying zoning ordinance by the Zoning Officer or any other administrative official may be taken by any person aggrieved, including a tenant, or by a governmental officer, department, board, or bureau. Such appeal shall be taken within twenty days after the date of the decision by filing a notice of appeal specifying the grounds thereof with the officer from whom the appeal is taken and the Board of Zoning Appeals.

ii. Imminent Peril: An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Officer certifies to the Board of Zoning Appeals, after notice of appeal shall have been filed with him, that by reason of facts stated in the application a stay would, in his opinion, cause imminent peril to life or property. In such case, the proceeding shall not be stayed other than by a restraining order which may, on due cause shown, be granted by the Board of Zoning Appeals, after notice to the Zoning Officer or by judicial proceedings.

b. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of the PUD portion of this text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.

c. Variance Process: The procedures and requirements of Chapter 1113, Variances of the Codified Ordinances of the City of New Albany shall be followed in cases of appeals. The Planning Commission shall hear requests for variances from the PUD portions of this text.



**APPLICANT:  
(BELOW)**

Canine Companions for Independence, Inc.  
c/o Joseph Parrish, Parrish Equities  
1964 Jewett Road  
Powell, Ohio 43065

**SURROUNDING PROPERTY  
OWNERS:**

Craig and Anna Srba  
6837 East Walnut Street  
Westerville, Ohio 43081-9623

Eugene R. Zappitelli, III  
John J. Zappitelli  
4758 Hayden Boulevard  
Columbus, Ohio 43221

Mary Ann Counts  
7436 New Albany Condit Road  
New Albany, Ohio 43054-9730

Karen L. Zerby  
7500 New Albany Condit Road  
New Albany, Ohio 43054

**OWNER:  
(BELOW)**

Patricia McNerney, SU-TR  
7444 New Albany Condit Road  
New Albany, Ohio 43054-9730

The New Albany Company LLC  
8000 Walton Parkway, Suite 120  
New Albany, Ohio 43054

Jean E. Butsko  
7510 New Albany Condit Road  
New Albany, Ohio 43054-9730

Nationwide Mutual Insurance Co.  
One Nationwide Boulevard  
Columbus, Ohio 43215

Walter and Tracie Meade  
7456 New Albany Condit Road  
New Albany, Ohio 43054

Darlene J. Toney  
David R. Mason  
4722 East Johnstown Road  
Columbus, Ohio 43230-1826

**ATTORNEY FOR APPLICANT:  
(BELOW)**

Aaron L. Underhill, Esq.  
Underhill Yaross LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

Pharmaforce, Inc.  
960 Crupper Avenue  
Columbus, Ohio 43229

Joseph and Barbara Butsko  
7534 New Albany Condit Road  
New Albany, Ohio 43054-9730

Donna C. Smith  
6901 East Walnut Street  
Westerville, Ohio 43081-9623

Karen L. bailey  
Karen L. Ball TR  
7127 East Walnut Street  
Westerville, Ohio 43081-9623

Monica Morgan Whitehead  
6945 Walnut Street  
New Albany, Ohio 43054-9780



BY: \_\_\_\_\_

EXHIBIT A

Situated in the State of Ohio, County of Franklin and in the Township of Plain:

Being situated in the northeast quarter of Section eight (8), township Two (2), Range sixteen (16) of the United States Military Lands, Plain Township, Franklin County, Ohio and being part of the land of record in Deed Volume 3531 page 572 in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a point in the centerline of New Albany Condit Road (State Route 605) a distance of 1821.60 feet southerly from the centerline intersection with Walnut Street (East);

thence from the place of beginning South 89 deg. 10' 29" East along the southerly boundary of Vaughn Vermillion (D.V. 3504, .468) a distance of 250.00 feet (passing over an iron pin at 30.00 feet) to an iron pin;

thence North 0 deg. 00' 00" East along the easterly boundary of Vermillion a distance of 112.00 feet to an iron pin;

thence North 33 deg. 49' 53" East a distance of 60.70 feet to an iron pin;

thence South 89 deg. 10' 29" East a distance of 447.90 feet to an iron pin;

thence South 0 deg. 00' 00" West a distance of 422.91 feet to an iron pin;

thence North 89 deg. 10' 29" West along a northerly boundary of Elmer A. and Clark R. Souder (D.V. 3527 p. 77) a distance of 481.70 feet to an iron pin;

thence North 0 deg. 00' 00" East along the easterly boundary of Terry M. Counts (D.V. 3283 p. 266) a distance of 200.00 feet to an iron pin;

thence North 89 deg. 10' 29" West along the northerly boundary of Counts a distance of 250.00 feet (passing over an iron pin at 220.00 feet), to a point in the centerline of New Albany-Condit Road;

thence North 0 deg. 00' 00" East along the centerline of New Albany-Condit Road a distance of 60.00 feet to the place of beginning - containing 5.001 acres, more or less.

The above described tract of land was surveyed by Samuel W. Vance, Registered Surveyed No. 6553 in September, 1980.

Parcel No.:

222-001944

Last Transfer:

O.R. 00287B13 & O.R. 10008I09

Tax Mailing Address:

7444 New Albany-Condit Road

New Albany, OH 43054

Address of Property:

7444 New Albany-Condit Road

New Albany, OH 43054

(3536G18Z.1DP)

(McNerney;3536H01Z.1DL)

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BY:



Township of Plain:

Being situated in the northeast quarter of Section eight (8), township Two (2), Range sixteen (16) of the United States Military Lands, Plain Township, Franklin County, Ohio and being part of the land of record in Deed Volume 3531 page 572 in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a point in the centerline of New Albany Condit Road (State Route 605) a distance of 1821.60 feet southerly from the centerline intersection with Walnut Street (East);

thence from the place of beginning South 89 deg. 10' 29" East along the southerly boundary of Vaughn Vermillion (D.V. 3504, .468) a distance of 250.00 feet (passing over an iron pin at 30.00 feet) to an iron pin;

thence North 0 deg. 00' 00" East along the easterly boundary of Vermillion a distance of 112.00 feet to an iron pin;

thence North 33 deg. 49' 53" East a distance of 60.70 feet to an iron pin;

thence South 89 deg. 10' 29" East a distance of 447.90 feet to an iron pin;

thence South 0 deg. 00' 00" West a distance of 422.91 feet to an iron pin;

thence North 89 deg. 10' 29" West along a northerly boundary of Elmer A. and Clark R. Souder (D.V. 3527 p. 77) a distance of 481.70 feet to an iron pin;

thence North 0 deg. 00' 00" East along the easterly boundary of Terry M. Counts (D.V. 3283 p. 266) a distance of 200.00 feet to an iron pin;

thence North 89 deg. 10' 29" West along the northerly boundary of Counts a distance of 250.00 feet (passing over an iron pin at 220.00 feet), to a point in the centerline of New Albany-Condit Road;

thence North 0 deg. 00' 00" East along the centerline of New Albany-Condit Road a distance of 60.00 feet to the place of beginning - containing 5.001 acres, more or less.

The above described tract of land was surveyed by Samuel W. Vance, Registered Surveyed No. 6553 in September, 1980. (3536G18Z.1DP)

Parcel No.:	222-001944
Last Transfer:	Inst. 2000082501711347
Tax Mailing Address:	7444 New Albany-Condit Road New Albany, OH 43054
Address of Property:	7444 New Albany-Condit Road New Albany, OH 43054

EXHIBIT A

RECEIVED  
APR 03 2015

BY: \_\_\_\_\_